



RESIDENTIAL DEVELOPMENT IN A SOUGHT AFTER TOWN OF CHURCH STRETTON  
WITH PLANNING CONSENT FOR 4 RESIDENTIAL HOUSES

**RESIDENTIAL DEVELOPMENT SITE AT THE REAR OF 21 HIGH STREET, CHURCH  
STRETTON, SHROPSHIRE, SY6 6BX**

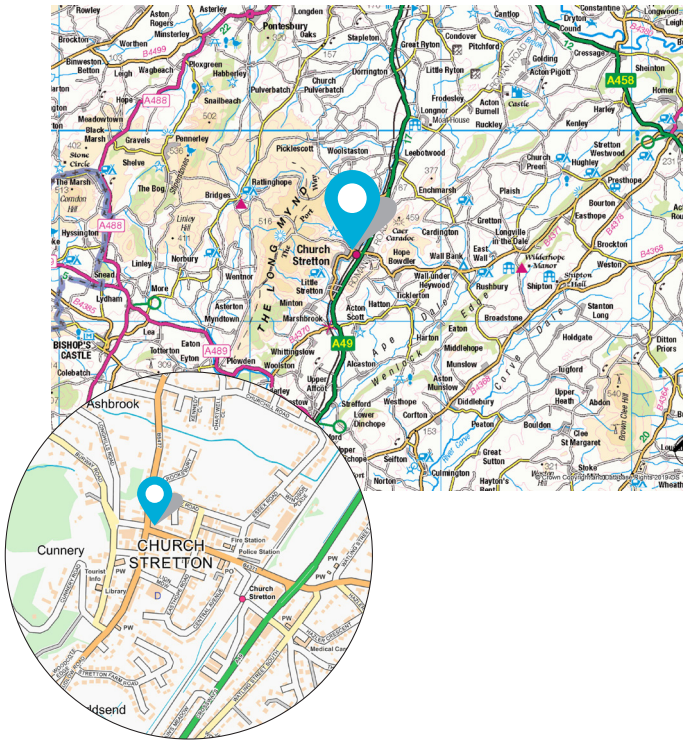
- Residential Development in sought town of Church Stretton
- Planning consent for one 3 bedroomed house, two 2 bedroomed terraced houses and one 2 bedroomed detached house
- Full planning consent and an “oven ready” development opportunity

**PRICE: Offers in the region of £160,000 (Exclusive)**



# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY



### LOCATION

The property is located just off High Street in the sought after Town of Church Stretton. The residential development site is located at the rear of 23 High Street.

The town of Church Stretton is an established market and tourist town nestled below the Longmynd Hills. The town is often affectionately referred to as “Little Switzerland”. Church Stretton is situated in the heart of the South Shropshire hills on the English/Welsh border known as The Marches.

It is located in the Shropshire Hills Area of Outstanding Natural Beauty. The town benefits from all local amenities and is located approximately 14 miles from the County town of Shrewsbury to the north and the world famous town of Ludlow approximately 13 miles to the south.

### DESCRIPTION

The property comprises of a residential development site with planning consent for the development of 4 residential houses under Planning Consent Reference Numbers 13/03514/FUL and 20/03364/FUL.

The site has been cleared and is ready for immediate development subject to the discharge of any outstanding planning conditions.

A data room containing all planning and CIL information is available from the selling agents upon request. The existing planning consents briefly provide planning consents for the following:

13/03514/FUL- The development of three terraced houses (two 2 bedrooomed houses and one 3 bedrooomed house)- This consent has been initiated by the demolition of the original property structure.

20/03364/FUL- The development of one detached 2 bedrooomed residential house with car parking.

### ACCOMMODATION

(All measurements are approximate only)

#### UNIT 1

##### Ground Floor

Kitchen, Living Room, Toilet

##### First Floor

Landing, Bedroom 1, Bedroom 2 and Bathroom

##### Second Floor

Bedroom 3

#### UNIT 2

##### Ground Floor

Kitchen, Living Room, Toilet

##### First Floor

Landing, Bedroom 1, Bedroom 2 and Bathroom

#### UNIT 3

##### Ground Floor

Kitchen/ Living Room, Toilet, Bedroom 1

##### First Floor

Landing, Bedroom 2 and Bathroom

#### UNIT 4

##### Ground Floor

Entrance Hallway, Kitchen, Living Room, Bedroom 2 (with en-suite showeroom)

##### First Floor

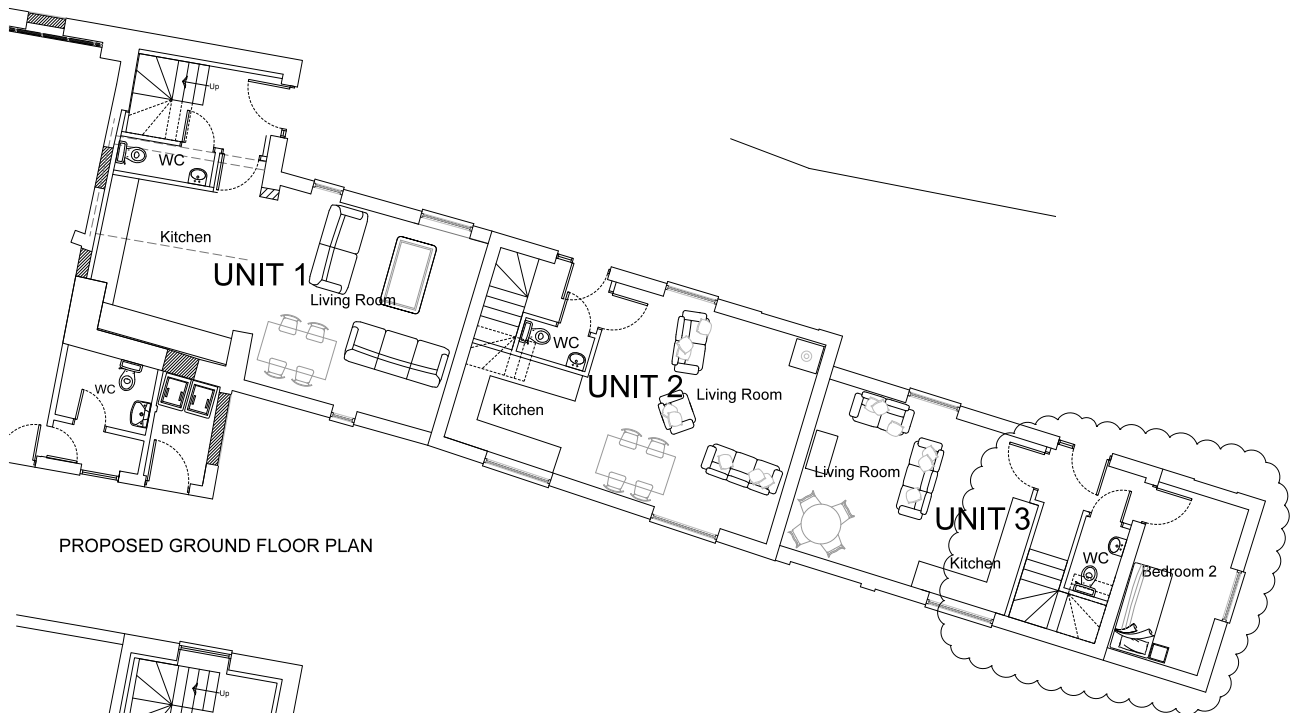
Landing, Bedroom 1, Bathroom

##### Outside

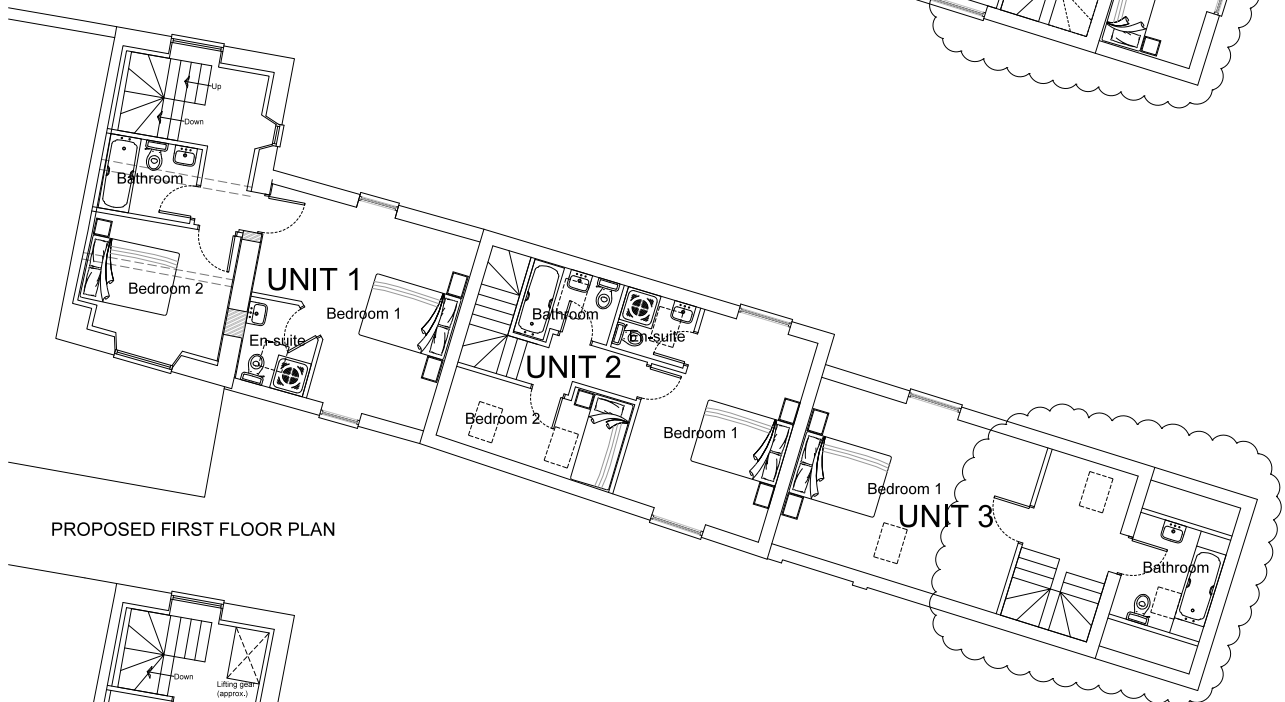
Parking space

FOR SALE

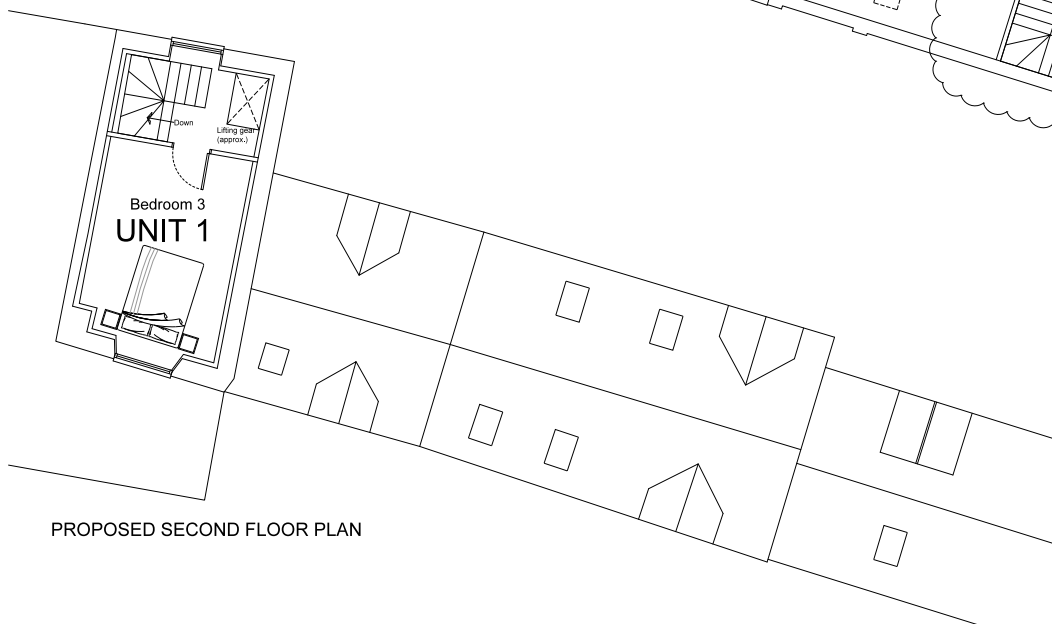
RESIDENTIAL DEVELOPMENT OPPORTUNITY



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

# FOR SALE

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

## UNIT 4





# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

### PRICE

Offers in the region of £160,000 (Exclusive)

### VAT

The property is understood not to be subject to VAT

### PLANNING

Prospective purchasers should make their own enquiries we understand that the property benefits from planning consent for

13/03514/FUL- The development of three terraced 2 bedroomed houses- This consent has been initiated by the demolition of the original property structure  
20/03364/FUL- The development of 1 detached 2 residential house with car parking.

There is a CIL Contribution attached to this development further details are available from the agents upon request.

### EPC

Not applicable

### SERVICES

(Not tested at the time of inspection)

We believe that all mains services are available for connection subject to normal connection charges.

### TENURE

The property is of freehold tenure and offered for sale with vacant possession. The property is held under the ownership of part of Title SL258258

### LEGAL COSTS

Each party is responsible for their own legal costs in documenting this transaction.

### INFORMATION PACK/DATA ROOM

An information pack relating to the property is available to prospective purchasers upon request from the selling agents via their Data Room. The pack is available by obtaining access to the data room via the selling agents.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,  
Shrewsbury, SY2 6ND  
Telephone: 0345 678 9000



### VIEWING

Viewing via the selling agents:

**James Evans**  
07792 222 028  
E: james.evans@halls.gb.com

**Harriet Shakeshaft**  
07538 912 096  
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**Commercial Department**  
E: commercialmarketing@halls.gb.com



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